

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 113. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., Green Gem Estates Pvt. Ltd., C/o North Star Apartments Pvt. Ltd., SS Group, 4th Floor, The Plaza, Near Iffco Chowk, MG Road, Gurgaon for setting up of a COMMERCIAL COLONY on the land measuring 2.91875 acres in the revenue estate of village Badha, Sector 86, Gurgaon.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Commercial Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at your own cost and will transfer the same free of cost to the Government.
 - e) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
 - g) That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That the developer will use only CFL fittings for internal lighting as well as campus lighting.

- k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the building plan of the project.
- l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- q) The license is valid up to 29/12/2017.

Dated: The 30/12/2013.
Chandigarh

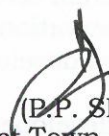

(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2721-JE (VA)-2013/

Dated:

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., Green Gem Estates Pvt. Ltd., C/o North Star Apartments Pvt. Ltd., SS Group, 4th Floor, The Plaza, Near Iffco Chowk, MG Road, Gurgaon Delhi alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with licence No. 113 of 2013 / 30 / 12
2013

1. Detail of land owned by Matrix Buildwell Pvt. Ltd. District Gurgaon.


<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
			<u>K-M</u>	<u>K-M</u>
Badha	38	10/2	4 - 4	4 - 4

2. Detail of land owned by North Star Towers Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
			<u>K-M</u>	<u>K-M</u>
Badha	38	9	8 - 0	6 - 0
		1	8 - 0	4 - 4
			Total	10 - 4

3. Detail of land owned by Green Gem Estates Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
			<u>K-M</u>	<u>K-M</u>
Badha	38	2/1	6 - 8	5 - 3
		10/1	3 - 16	3 - 16
			Total	8 - 19
			Grand Total	23 - 7 or 2.91875 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh